

INCREASE SHOWN IN REALTY DEALS FOR FISCAL YEAR

Nearly Nine Thousand
Transactions Recorded
For 1912.

GAINS RECORDED IN NEARLY ALL MONTHS

Week Just Closed Has Been Best
Of the Month—Real Estate
Transfers.

That nearly 9,000 transactions in real estate were effected during the fiscal year 1912, which ends today, is shown by an examination of the records of the office of the recorder of deeds. The records also disclose an increase of about 300 transactions over the business of any previous fiscal year in the history of the office. These figures apply only to deed or actual conveyances of land. When the figures for the volume of business done during the fiscal year in the recorder's office are viewed, it is discovered that 26,138 papers have been filed for record. This number is over 900 in excess of the fiscal year 1911, which had held the high mark for the office business.

The number of papers filed this month shows the only material decrease in a comparison month for month with the fiscal year 1911. In most of the months substantial increases are noted. The record by months for the past year shows, July, 1911, 2,019 papers; August, 2,095; September, 2,016; October, 2,490; November, 2,380; December, 2,183; January, 1912, 2,140; February, 1,959; March, 2,256; April, 2,280; May, 2,353; and June, 2,194.

Increase Shown.
A computation of the volume of trading for the month of June reveals an increase of 400 lots and parcels of realty over the business transacted in June, 1911, although the number of transactions closed this month is forty-two behind the similar period of last year. The month just closed saw 653 sales made, involving 1,559 lots and parcels of real estate.

Investments for June, 1912, are slightly in advance of the previous June. The total invested in the purchase of and loans on real estate this month was \$5,250,000. Last June investments totaled \$5,000,000.

The week just closed was one of the best of the month. The brokers succeeded in closing 166 sales, in which were involved the transfer of 487 lots and parcels of real estate. In the matter of loans the week's business took precedence for the month, the figures for the past six days exceeding the million dollar mark. Several important sales involving high priced property were effected and the brokers are much encouraged by the fact that the spring activity will continue well into the summer season.

As befitting the time of the year the greatest activity of the week was in the outlying suburbs, where 268 parcels changed owners. The northwest ranked next with seventy-five, the southeast, the northeast and the central district came third with sixty-three sold. In the northeast, thirty lots were conveyed, and in the southeast the south-east was in last place this week with eleven lots sold.

Buyers Property.
The George Washington University yesterday closed the purchase of the property at 2019 G street northwest, which it has been occupying recently. The property was secured through the St. Rose's Industrial School and had been bought by Thomas H. Pickford, who rented to the university. The consideration in the sale from Mr. Pickford to the university is given as \$37,500, of which \$5,000 is paid in cash. A loan of \$32,500 was secured through the National Bank, and Mr. Pickford took a second trust for \$10,000. Both loans are payable in five years and bear 5 percent interest.

Quite a number of large loans were made during the past week and aided in swelling the rate of close to \$1,000,000. This large sum was borrowed on the security of 655 lots at an average interest rate of 5 1/2 percent. Straight loans had the lion's share of the week's business, showing a total of \$760,361.28. The sum of all the notes given for deferred purchase money this week was \$132,332.55. The building associations advanced to members \$119,600.

Northwest Dwellings Have Changed Owners
Mrs. Addie V. Hickman has purchased from Charles A. Peters the six-room dwelling at 4193 Eighth street northwest, and Harry M. Teet bought a similar house at 4407 Ninth street northwest. Each house was sold for \$4,300, by Phillips & Sager.

Today's Transfers.

1402 P street northwest—George Howard et al., trustees, to Jivan Babashian, and Miran Nakhshian, lot 6, square 210, \$10.
1440 P street northwest—Jane A. Riggs to Jivan Babashian and Miran Nakhshian, lot 6, square 210, \$10.
Eleventh street northeast, between F and G streets—Campbell Carington et al. to Rosa F. Jackson, part original lot 17, square 930, \$2,500.
Rosa F. Jackson conveys same property to Israel Baptist Church, \$25.
Beall's Addition—Arthur B. Shreve et al. to Lucy S. Tascott, lots 11 to 17, square 512, \$10.
337 First street northeast—Ernest Kubel et al. to Viola Matthews, lots 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Views Illustrating Advance in Building of Detached Type of House

New Residence of Horace G. Smithy at Fourteenth and Decatur Streets Northwest, Showing Garage in Basement.



Realty Transfers

Northwest.

1328 Nineteenth street northwest—Maud N. Harlan et al. to William E. Leahy, lot G, square 134, \$10.
William E. Leahy conveys same property to Margaret Wing, \$10.
N street northwest, between First and Second streets—Romain Dalley et al. to Marianna Stanton, part original lots 9 and 10, square 159, \$10.
1330 Eleventh street northwest—Laura B. Merrill et al. to Melvin A. Wertz, lot 4, square 312, \$10.
Wisconsin avenue northwest, near Q street—Mary L. Brooks et al. to Edward M. Honshaw, part lot 25, square 136, \$10.
1030 New Jersey avenue northwest—Mary T. Dickson et al. to Alexander, to William A. Coome, part lot 9, square 18, \$10.
1245 Twenty-first street northwest—Maria McDonough to Daniel McDonough, lot 23, square 70, \$10.
Tenth street northwest, between M and N streets—Isaac Bovear et al. to Bernard Scholberg, part original lot 12, square 368, \$10.
66 K street northwest—Albert B. Chew et al. to Daniel P. Driscoll, part lot 33, square 62, \$10.
422 Florida avenue northwest—John W. Glenney, trustee, to Kenneth R. Glenney, lot 13 and part lot 12, square east of 47, \$20,000.
1833 and 1835 S street northwest and T street northwest, between Seventeenth and Eighteenth streets—Virginia W. L. Brunetti, Duchess D'Arco to Woodbury Blair, all interest in lots 16 and 17, square 132, and north one-half original lot 19, square 152, \$10.
1420 Corcoran street northwest—Henry C. Esch, trustee, to Fentress Gardner, lot 4, square 208, \$10.
1202 and 1204 Third street northwest—Harriet E. Clarke to Alfred Baker, part original lots 1 and 10, square 523, \$10.
Alfred B. Baker conveys same property to Harriet E. Clarke, \$10.
Florida avenue northwest, between Sixteenth and Seventeenth streets—V. L. Brunetti, Duchess D'Arco to Woodbury Blair, all interest in lots 16 and 17, square 132, and north one-half original lot 19, square 152, \$10.
1921 S street northwest—Wharton E. Lester et al., trustees, to Clarence F. Norment and Charles E. White, lot 16, square 108, \$10.
Wisconsin avenue extended—Lewis E. Breuninger et al. to Marian E. Scranage, lot 366, square 1300, \$10.
60 and 608 Seventh street northwest and 633 P street northwest—Charles E. White et al. to Beale L. Brown, lot 29, square 435, \$10.
Beale L. Brown conveys same property to Beale L. Brown, \$10.
712 and 714 Tenth street northwest—Theodore Diederich et al. to Abraham Lerner, south one-half original lot 5, square 346, \$10.
John L. Weaver et al. to same, part original lot 5, square 346, \$10.
Twenty-fourth and F streets northwest—Charles E. Banes to John W. Brawner, half lot 10, square 418, \$10.
1522 Sixth street northwest—Randolph McCree et al. to Solomon and Esther Moser, lot 6, square 446, \$10.
New Jersey avenue northwest, between H and I streets—Eugene Carusi et al., trustees, to William W. Wheeler, part lot 7, square north of 563, \$5,400.
1213 S street northwest and T street northwest, between Seventeenth and Eighteenth streets—Woodbury Blair et al. to Edna L. Clapp, lots 15 and 17, square 132, and north original lot 19, square 152, \$10.
Glad Blair, lot 69, square 252, \$10.
68 Grant place northwest—Alvin M. Lathrop et al. to Sarah N. Eastman, lot 8, square 375, \$10.
1331 Tenth street northwest—Nellie Bush et al. to John A. Newman, lot 187, square 232, \$10.
1212 Eighth street northwest—Parks Herold et al. to Charles A. Herold, part lot 4, square 424, \$10.
1523 Ninth street northwest—Jacob Oursman et al. to Elizabeth R. Pendleton, lot 42, square 400, \$10.
Holmes and William S. Tancere et al. to George L. Goodacre, same property, \$10.
Columbia Heights—Albert R. Flint et al. to Lloyd G. Henry, lot 11, block 37, \$10.
Columbia Heights—Lloyd G. Henry to George C. Pumphrey and John F. Bayne, lot 11, block 37, \$10.
Pleasant Plains—Maria L. Brown to Charles P. Myers et al. to George L. Goodacre, same property, \$10.
Columbia Heights—Albert R. Flint et al. to Lloyd G. Henry, lot 11, block 37, \$10.
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Southwest.

41 Seventh street southwest—Max Needie et al. to Abe Rosenberg, lot 39, square 438, \$10.
303 C street southwest—Mary C. Green to Girolamo Buratto and Teresa Buratto, part original lot 19, square 535, \$10.
1375 H street southwest—Glenn Brown et al. to William B. Lord conveys same property to Mary E. Brown, \$10.
307 H street southwest—Bernard Leonard et al. to Robert M. Banks, part lot 1, square 587, \$10.
Alfred between N and O, Half and First streets southwest—Elizabeth K. Prescott to Roy E. Haynes, lots 49 and 50, square 622, \$10.
326 Tenth street southwest—Roger Melting et al. to Nellie M. Estabrook, lot 28, square 920, \$10.
Sixteenth and C streets southwest—Alvin M. Lathrop to Harriet L. Luttrell, lot 1, square 1988, \$10.
74 Ninth street southwest—William J. Johnson to John Scrivener, part original lot 8, square 860, \$10.
Eight street southwest, between E and G streets—John A. Newman, lot 109, square 240, \$10.
Pleasant Plains—Maria L. Brown to Charles P. Myers et al. to George L. Goodacre, same property, \$10.
Columbia Heights—Albert R. Flint et al. to Lloyd G. Henry, lot 11, block 37, \$10.
Columbia Heights—Lloyd G. Henry to George C. Pumphrey and John F. Bayne, lot 11, block 37, \$10.

Southeast.

326 Tenth street southwest—Roger Melting et al. to Nellie M. Estabrook, lot 28, square 920, \$10.
Sixteenth and C streets southwest—Alvin M. Lathrop to Harriet L. Luttrell, lot 1, square 1988, \$10.
74 Ninth street southwest—William J. Johnson to John Scrivener, part original lot 8, square 860, \$10.
Eight street southwest, between E and G streets—John A. Newman, lot 109, square 240, \$10.
Pleasant Plains—Maria L. Brown to Charles P. Myers et al. to George L. Goodacre, same property, \$10.
Columbia Heights—Albert R. Flint et al. to Lloyd G. Henry, lot 11, block 37, \$10.
Columbia Heights—Lloyd G. Henry to George C. Pumphrey and John F. Bayne, lot 11, block 37, \$10.

Near-Urban.

Pleasant Plains—Maria L. Brown to Charles P. Myers et al. to George L. Goodacre, same property, \$10.
Columbia Heights—Albert R. Flint et al. to Lloyd G. Henry, lot 11, block 37, \$10.
Columbia Heights—Lloyd G. Henry to George C. Pumphrey and John F. Bayne, lot 11, block 37, \$10.
Pleasant Plains—Maria L. Brown to Charles P. Myers et al. to George L. Goodacre, same property, \$10.
Columbia Heights—Albert R. Flint et al. to Lloyd G. Henry, lot 11, block 37, \$10.
Columbia Heights—Lloyd G. Henry to George C. Pumphrey and John F. Bayne, lot 11, block 37, \$10.

Northwest.

Ninth street northeast, between E and F streets—Charles B. Coffin to Joseph B. Stein, lot 15, square 914, \$10.
1628 A street northeast—Aaron R. Townshead et al. to William S. Tancere, lot 1, square 1083, \$10.
H street northeast, between Fifth and Sixth streets—Julius A. Venzey to Herman R. Howenstein, lot 10, square 532, \$10.
1020 Massachusetts avenue northeast—John T. Ward to Isabella Ward, lot 54, square 365, \$10 (life estate).
Tennessee avenue northeast, between C and D streets—James D. Burn et al. to Charles

Reasons Why You Should Buy in CHEVY CHASE

No. 3

The approach to Chevy Chase is through Washington's most exclusive residential section. There is no poorly built section through which to pass.

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A little south of Mass. Ave. Heights. In the trend of development, away from the crowded blocks. This superb home has been erected on a site overlooking the city. The air is pure and cool, and you can enjoy all of the comforts of suburban life while still living within a few minutes of the center of the city.

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Henry W. Offutt,
Exclusive Agent,
Wisconsin Ave. and N St.

GARAGE IN CELLAR OF NEW DWELLING LATEST FEATURE

Many Problems Solved By
Architects In Growth of
Capital Suburbs.

Evidence of continued activity in building suburban and near-suburban detached houses is illustrated in two widely separated sections of the city—Fourteenth street extended and the hills of Virginia, overlooking the city. In the former locality the last piece of woodland which, six years ago, was almost continuous from a short distance beyond Park road on out to the old Brightwood Driving Park, at what is now Kennedy street, is disappearing today. That is, on the east side of Fourteenth street.

A square or two altogether remain on the west side. Steam shovels and graders are leveling off the site as the street grade the wooded land on the east side of Fourteenth from Kennedy street south. Already many of the fine trees have disappeared, and most of those remaining will shortly share the same fate.

Huge Trees Cut Down.
While many protest against the destruction of great trees, the really operators are required to follow the permanent highway and contour scheme of the city, and the remedy is found in immediately planting new foliage. In twenty years, probably, the wisdom of this scheme will be vindicated, as it has been in other sections of the District, where the city plan is followed. This neighborhood the expansion of the detached building zone is especially noticeable. Saul's Addition, Fourteenth Street Terrace, Sixteenth Street Highlands, Sixteenth street extended, are being developed on the detached-house plan and the present large community of attractive individual homes is rapidly extending. Of course, the section about Chevy Chase and Cleveland Park is older and is also rapidly extending.

Garage In Basement.
New features in detached houses are constantly being introduced. An interesting example is in the new house of Horace G. Smithy, at the corner of Fourteenth and Decatur streets northwest. The house is a two-and-a-half story, pebble-dash, occupying a small, triangular lot, too small for a garage and yard.

A garage has been introduced, however, into the basement and the grade permits of entering it from the street level. The garage is made fireproof by concrete, brick wall and ceiling construction, and being on the least conspicuous side of the house, does not mar its appearance. The approach to the house discloses pleasing colonial porches on one side and a simple colonial entrance on the other.

Activity In Virginia.
Over in Virginia this class of building is also rapidly being constructed by Washington residents. The opening of the new electric line to Bluemont and intermediate points on Monday is expected to accelerate the development. Trains will leave from Thirty-sixth and V streets northwest.

Just beyond the place where the new cut-off from the Great Falls line to the Bluemont branch there is much activity in home building. Lyonhurst, Livingston Heights, Franklin Park, and other places are becoming populous and the communities are artistic in house building.

A notable example is in the small subdivision, Lyonhurst. Here a substantial community of admirable houses has grown up. To serve it Frank Lyon is about to erect near his residence a sixty-foot water tower which will be water tower, garage, and servant's quarters, all in one. The design of the building, of which Spedden & Spedden are the architects, is Spanish mission, to be in keeping with the design of Mr. Lyon's residence. It is planned to use the water tower for a community water supply.

Two \$20,000 Houses For Kennedy Brothers

Kennedy Brothers are about to build two \$20,000 residences of Spanish mission style on the east side of Connecticut avenue, just north of the bridge over the Potomac. The houses will be green Spanish tile roofs and contain ten rooms and three baths each.

University Acquires St. Rose's Academy

George Washington University today purchased from Thomas H. Pickford the St. Rose's Academy property at 2023 G street northwest for \$25,000. The university has been renting the building for the past several months and now acquires it permanently by purchase.

Dog Tag Receipts.

The sale of dog tags for the fiscal year has yielded \$22,000 for the fire and police pension funds of the District for the next six months.

RESIDENCE NEAR DUPONT CIRCLE TO SHELTER BUSINESS

First Break Into Exclusive
Section Is Made By
Photographers.

The first break of business beyond the residential confines of Dupont Circle on Connecticut avenue was made today, when C. O. W. H. Towles bought from C. C. Milburn the four-story residence at 1520 Connecticut avenue, for about \$25,000.

The property is about one hundred feet north of the circle, nearly opposite one of the newest and best residences on the upper avenue. The new owners plan at once to remodel the building at a cost of about \$4,000 and establish a photograph studio.

This is also the first time in Washington that a venture of this kind has been made, although it is not new in New York and Philadelphia.

More Poured Cement Houses Are Planned

Plans have been